

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 16, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-25786 - APPLICANT/OWNER: CHARLESTON/CASINO CENTER, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Review (SDR-9888) shall expire on 1/04/10 unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Site Development Plan Review (SDR-9888) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for an Extension of Time of an approved Site Development Plan Review (SDR-9888) to construct a 540-foot tall, 47-story mixed use development with 280 residential units and 5,540 square feet of retail with waivers of the Downtown Centennial Plan upper floor step back requirements, the building placement requirement, and streetscape standards on 0.95 acres at 201 East Charleston Boulevard

This is the first extension of time request for this Site Development Plan Review (SDR-9888). It is noted that Extensions of Time (EOT-25787 and EOT-25788) will be heard concurrently with this item for the related Special Use Permit applications. Approval of this request is recommended with a two year extension.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
1/04/06	The City Council approved a request for a Site Development Plan Review (SDR-9888) for a proposed 540 foot tall, 47 story Mixed-Use Development with 280 residential units and 5,540 square feet of retail with Waivers of upper floor step back requirements, the building placement requirement, and the Downtown Centennial Plan streetscape standards, a Special Use Permit (SUP-9886) for a Mixed-Use Development, and a Special Use Permit (SUP-9887) for a 540-foot tall building in the Airport Overlay Zone at the northwest corner of Charleston Boulevard and Casino Center Boulevard. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no Building Permits or Business Licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.39 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped/ Off-Premise Sign	C (Commercial)	C-2 (General Commercial)
North	Retail	MXU (Mixed-Use)	C-2 (General Commercial)
South	Retail/ Office/ Restaurant	C (Commercial)	C-2 (General Commercial)
East	Undeveloped	C (Commercial)	C-2 (General Commercial)
West	Parking Lot / Restaurant/ Undeveloped	C (Commercial)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan – LV Arts District			N*
Redevelopment Plan Area – Downtown RDA			Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Overlay District	X		N*
Live/Work Overlay District	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

*A Waiver to the Downtown Centennial Plan was approved with the requested Site Development Plan Review (SDR-9888).

ANALYSIS

This is the first Extension of Time requested for the approved Site Development Plan Review (SDR-9888) for a proposed 540 foot tall, 47-story Mixed-Use Development with 280 residential units and 5,540 square feet of retail at the northwest corner of Charleston Boulevard and Casino Center. The applicant is requesting a two-year extension due to the realignment of Casino Center Drive.

Waivers of the Las Vegas Downtown Centennial Plan building setback requirements, building placement requirements, and streetscape standards were approved with this Site Development Plan Review. Two related Special Use Permits (SUP-9886 and SUP-9887) were approved concurrently with this SDR and have filed concurrent Extensions of Time with this application.

FINDINGS

A Tentative Map for this property has not been filed, nor has the billboard been removed, as required by Condition #14 of the approved Site Development Plan Review. Staff recommends approval of this request with a two year time limit.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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